

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 21, 2004

ITEM NO. 2

CASE NUMBER/ PROJECT NAME	28-DR-2000#2 Portales Residential		
LOCATION	5000 Portales Place Scottsdale Road & Chaparral		
REQUEST	Request re-approval of DRB 28-DR-2000, site plan and elevation approval for residential condominiums.		
OWNER	Sun America Investments 602-744-3100	ENGINEER	DMJM Design 602-337-2777
ARCHITECT/ DESIGNER	B3 Architects 805-966-1547	APPLICANT/ COORDINATOR	Richard J. Felker Chaparral Place, LLC 480-951-2207
HEARING SUMMARY	On October 7, 2004 the Development Review Board continued this case for 2 weeks to the October 21, 2004 hearing to allow time for more study and to gain a better understanding of the proposed development. None of the proposed design elements have changed since the October 7, 2004 hearing.		
BACKGROUND	<p>Zoning.</p> <p>The D/RC-O Type 2 PBD (Downtown Regional Commercial Office Type 2 Development Standards Planned Block Development). This zoning district allows commercial and residential uses; the property has been master planned for residential use. The site also is approved with amended development standards, including minimum front setback to allow buildings closer to Goldwater Boulevard where the street curves and the site will be required to install a deceleration lane, spacing between buildings where buildings are designed with a crescent shape resulting in buildings with an interesting design yet closely spaced building edges, vertical large walls on one building which has other design components that compensate for this development standard, horizontal large walls for one building which also has other design components and a curved face which lessens the impact of the horizontal bulk, and building lines which respond to the curvature along Goldwater Boulevard and the adjoining residential area along Chaparral Road lessening the impact of the urban development at the edge of Downtown.</p> <p>Context.</p> <p>East: Unimproved land planned for a 6-story office building; Improved land with a multi-story office building.</p> <p>South: Unimproved, master planned for office, retail, hotel use. Pending hearing and disposition of a site plan amendment to allow 65-foot high residential condominiums.</p> <p>West: Single-family residential.</p> <p>North: Single-family residential.</p>		

APPLICANT'S
PROPOSAL

Applicant's Request.

This proposal is to reinstate the previous Development Review Board approval of site plans, landscaping, and elevations for a multi-family residential condominium development.

Development Information:

- Existing Use: Unimproved
- Parcel Size: 8.12 acres
- Number of Units: 126 dwelling units
- Parking Required/Provided: 189/294
- Building Height: 65-feet maximum height stepping through the site from the east to a lower height of 24-feet 6-inches along the north and west portion of the site.

DISCUSSION

Design.

The previously approved elevations included 5, 3, and 2 story buildings with open space and water features on the site. The building heights transition from high to lower stories from the east to the residences located to the west and north of the site. The massing of the buildings is broken up with small, incremental planes that create the shape of the buildings. Continuity within the project is achieved by using similar materials and colors throughout the development. Integrated color CMU block and stucco to match is used on all buildings. One of two color palettes, terra cotta or rose is used on all structures. All buildings with exposed roofs will utilize a weathered copper roof, and dark brown stained timbers are shown as supports for roof towers.

Palo Brea and Sweet Acacia trees are the dominant landscaping theme. Palm trees accent entries, the drive that separates this project from the proposed office building, and around water features. The landscaping along the west border of the project includes native mesquite trees.

Case Approval History.

The original approval, 28-DR-2000 set the character of design for this residential site. The subsequent approvals maintained the integrity of the original design with minor revisions. The following is a summary of the case approval history. The stipulations of this case (28-DR-2000#2) incorporate all of these approvals.

April 6, 2000. 28-DR-2000. Development Review Board approval of a site plan, landscape plan, and elevations for the residential development. The Board required future evaluation of: building 5, 6, 9, 10, 11 elevations for column height and step back of patio covers; project walls along Goldwater Boulevard; and landscaping along the west boundary, Chaparral Road, and the south entry of the south project boundary.

July 31, 2000. 28-SD-2000. Staff Approval for a revised drainage plan which allowed underground storm storage.

October 20, 2000. 28-SD-2000#2. Staff Approval after Development Review Board Study Session to satisfy the future evaluation stipulations of 28-DR-2000 and traffic calming design on Chaparral Road.

May 16, 2001. 28-SD-2000 (duplicate case number). Staff approval for a temporary sales trailer.

August 3, 2001. 28-SD-2000#3. Staff Approval for elevation revisions as a result of a floor plan change for Unit E of Building 5.

Context and Design Character.

The surrounding context of development has not changed since the original approval. Staff finds no identifiable new trend of design or development technique that would warrant key issues or requirements for changes to the already approved design. The stipulations have been updated to reference all of the applicable plans, and changes to City ordinances and policies that have changed since the original approval.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Kira Wauwie
Project Coordination Manager
Phone: 480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Floor Plans
8. Drainage Basin Map
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



City of Scottsdale PROJECT NARRATIVE



<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other
<input type="checkbox"/> Use Permit	
<input checked="" type="checkbox"/> Development Review	
<input type="checkbox"/> Master Sign Programs	
<input type="checkbox"/> Variance	

Case # 159 -PA- 99

Project Name PO PORTALES RESIDENTIAL

Location SOSCOTTSDALE & CHAPPAREL

Applicant THE EMPIRED GROUP L.L.C.

SITE DETAILS

Proposed/Existing Zoning: <u>D/RCO-2+PBD</u>	Parking Required: <u>189</u>
Use <u>RESIDENTIAL</u>	Parking Provided: <u>294</u>
Parcel Size: <u>or-/9.7 acres</u>	# Of Buildings: <u>18'</u>
<input type="checkbox"/> Gross Floor Area <input checked="" type="checkbox"/> Total Units <u>126 units</u>	Height: <u>18' to 65'</u>
<input type="checkbox"/> Floor Area Ratio <input checked="" type="checkbox"/> Density: <u>12.99 units/acres</u>	Setbacks: N- <u>-54</u> S- <u>+30</u>
	E- <u>+25'</u> W- <u>+29.5'</u>

In the following space, please describe the project or the request

PROJECT NARRATIVE

This is a submittal for re-approval of the development approval because the original development approval has expired. The colors and materials remain unchanged from those previously approved.

28-DR-2000#2

9/17/04

A. 9

(If an additional page(s) is necessary, please attach.)

ATTACHMENT #1



28-DR-2000#2

ATTACHMENT #2



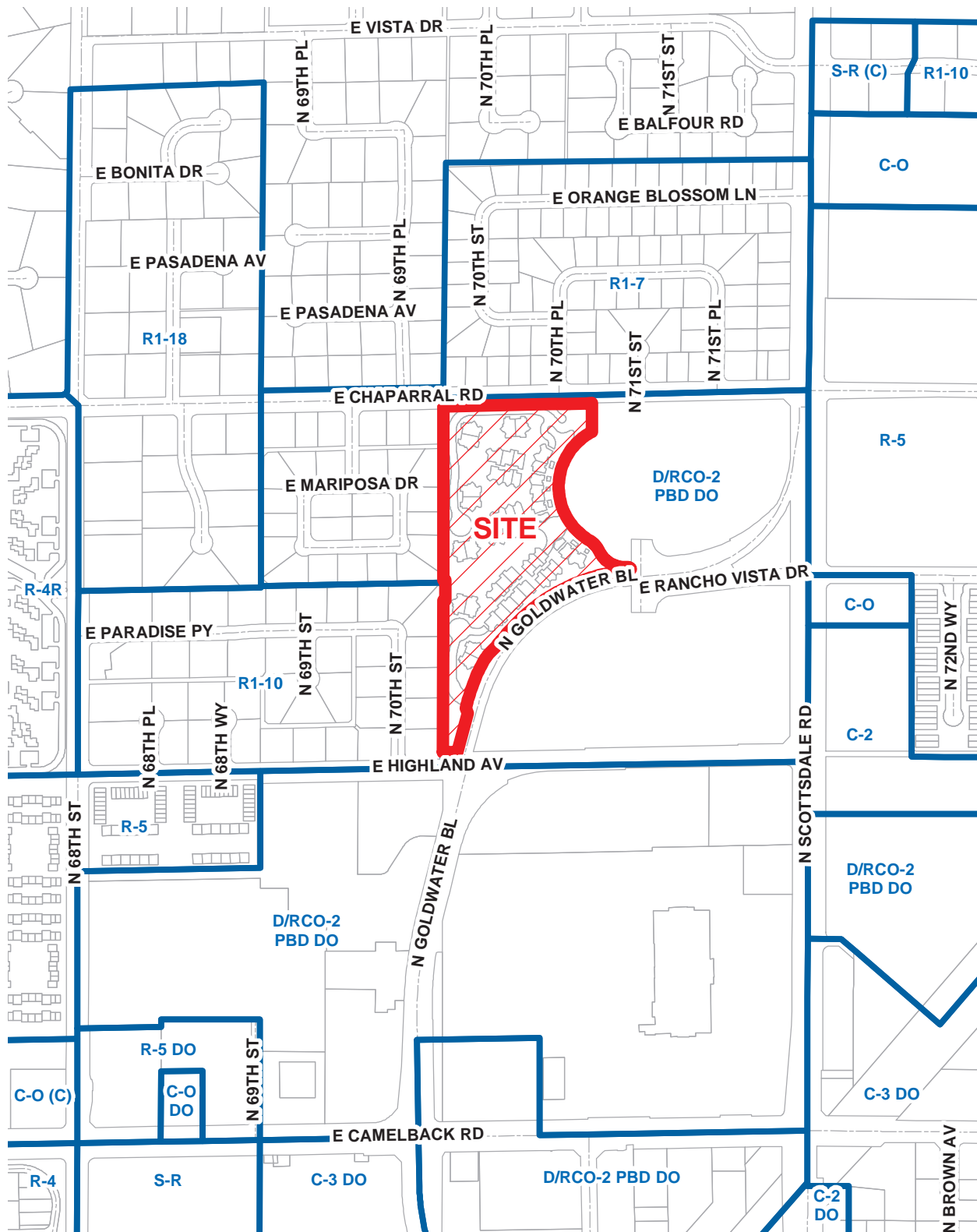
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G.I.S. ORTHOPHOTO 2003

Portales Residential

28-DR-2000#2

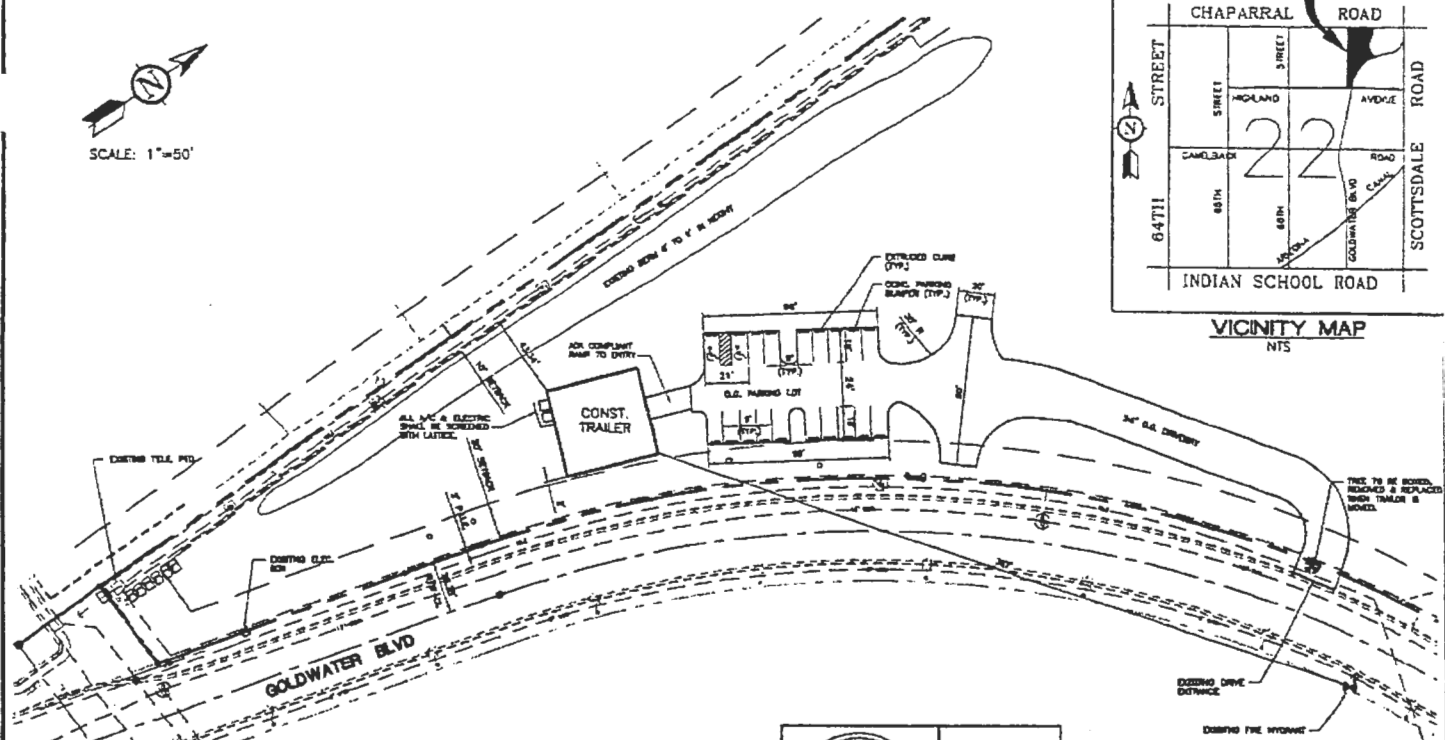
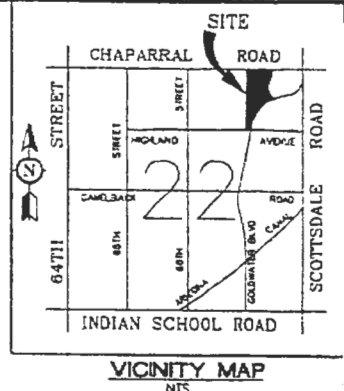
ATTACHMENT #2A



28-DR-2000#2

ATTACHMENT #3



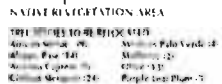


DATE 1/15/00 REVISED 5/2/01
6000 PORTALES PLACE - CONSTRUCTION TRAILER SITE PLAN
DEI PROFESSIONAL SERVICES LLC
8225 N. 24th Street, Suite 200
Phoenix, Arizona 85018 Ph. (602) 954-0038

28-SD-2000 (DUPLICATE NO.)

28-DR-2000#2

ATTACHMENT #4



中華民國九十四年九月
 中華民國九十四年九月
 中華民國九十四年九月

LANGUAGE SUMMARY INDEX	
1. Title of the work: <i>Wings of the Dove</i>	11. Author
2. Title of the work in another language: <i>La Colombe</i>	12. Editor
3. Title of the work in another language: <i>Die Taube</i>	13. Translator
4. Title of the work in another language: <i>La Colombe</i>	14. Publisher

CANDIDATE'S PARTY AFFILIATION		DATE OF BIRTH
DEMOCRAT	JOHN J. HARRIS	11-11-1912
DEMOCRAT	JOHN J. HARRIS	11-11-1912
DEMOCRAT	JOHN J. HARRIS	11-11-1912

Edward D. Stone, Jr. and Associates
Planners and Landscape Architects
2012A Nacogdoches Avenue
Austin, Texas 78744

CONCEPTUAL LANDSCAPE PLAN

[illegible]


Sheet Title

**LANDSCAPE
PLAN**

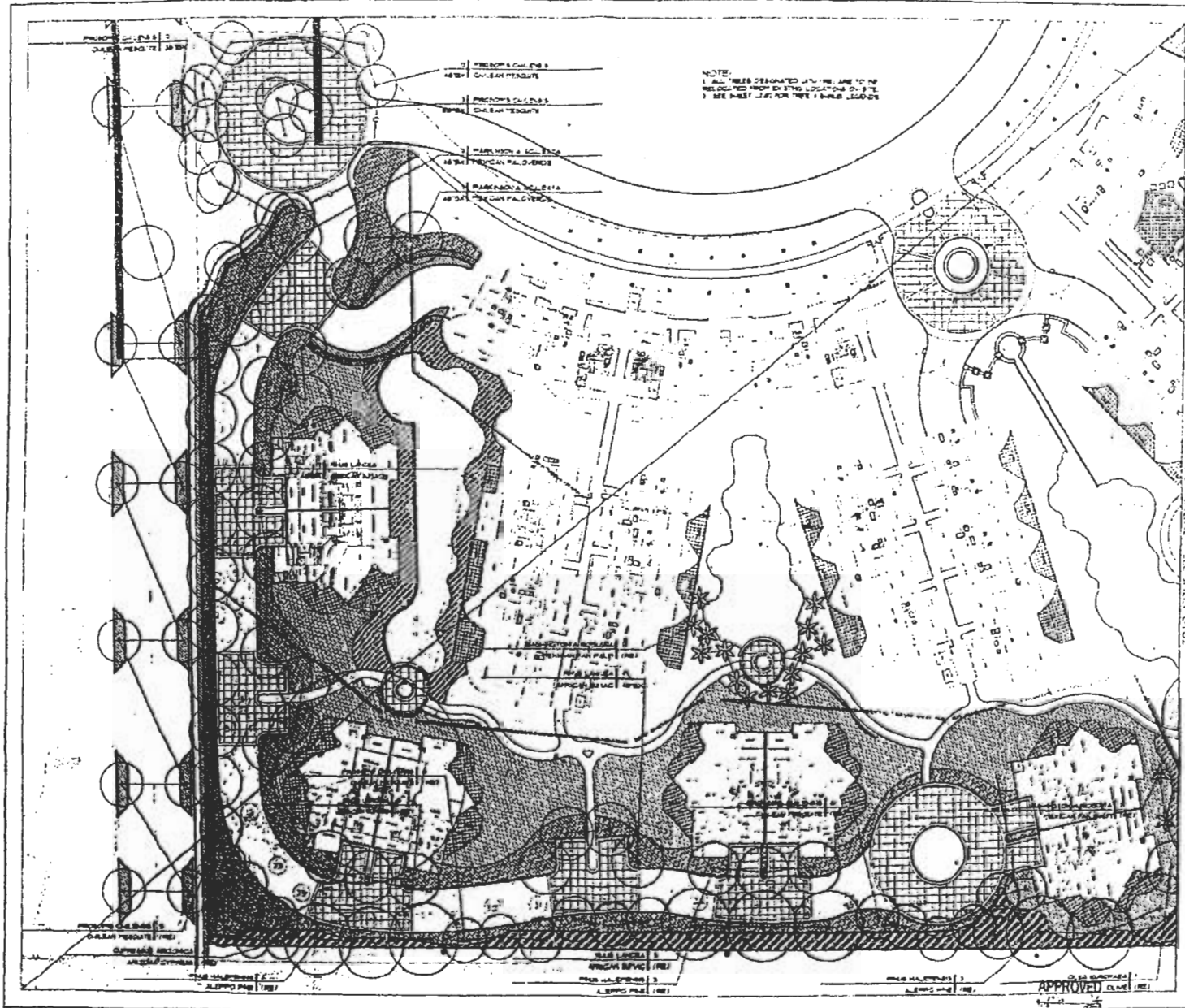
TREES

DATE	12/15/99	SCOW	1" x 40" 0"
Drawn By	EUSA	Checked By	EUSA
Approved By	EUSA	Drawn No	014001

© 1999 EUSA - Plans & Specifications

	Plate Positive L-1
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ATTACHMENT #5



EDSA

Edward S. Stone & Associates
 FARMER AND LUNDKAMP ARCHITECTS
 10111 N. HANOVER AVE.
 DANA POINT, CA 92629

B³

ARCHITECTS

5000 PORTALES PLACE

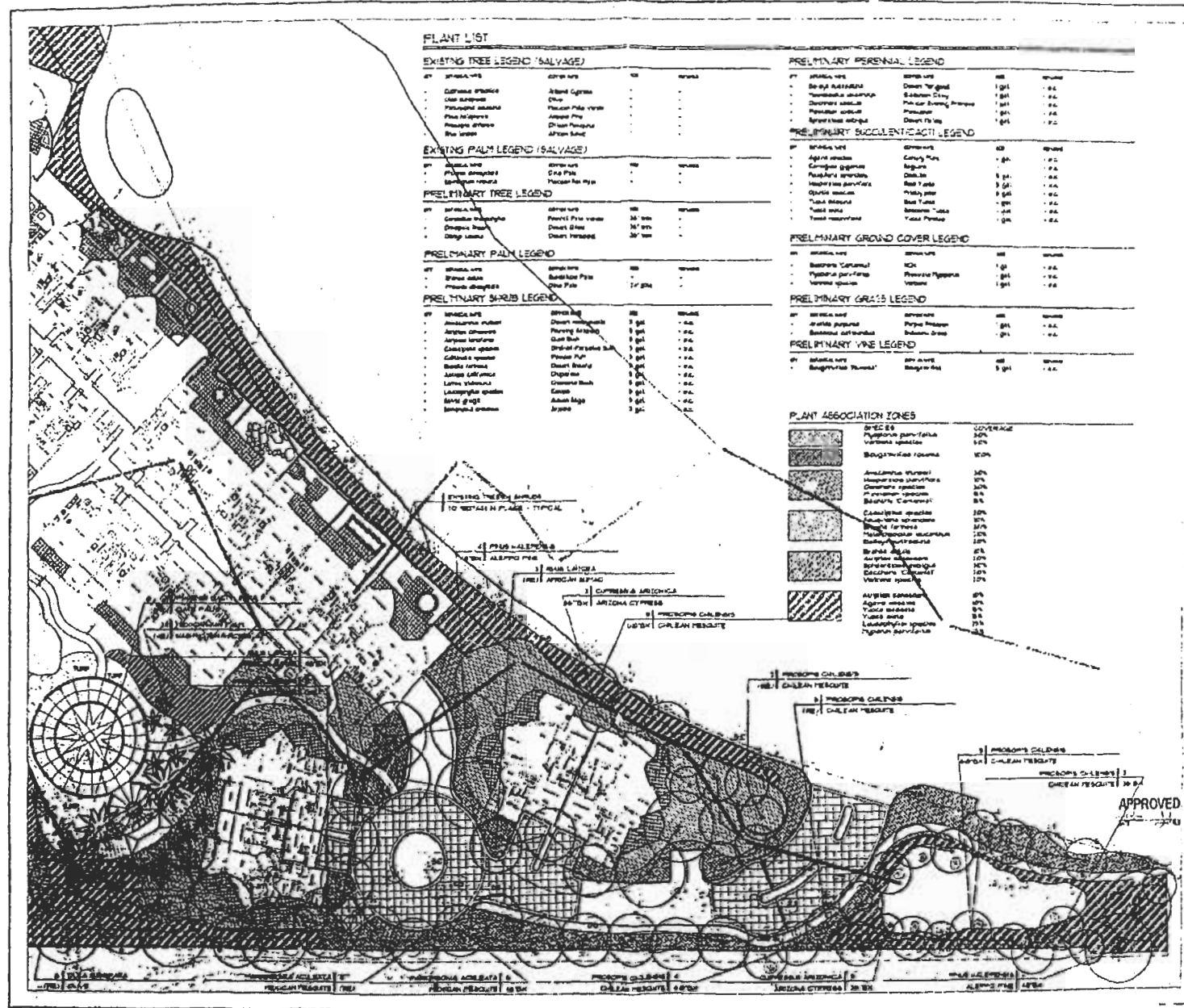
SCOTTSDALE, ARIZONA

PLANTING PLAN (A)

Sheet Number

L2.01

28-SD-2000#2



Edward D. Stone II and Associates
Partners and Landscape Architects
121A Century Avenue
Irvine, CA 92614

B3

917

5000 PORTALES
PLACE
SCOTTSDALE, ARIZONA

MATCHLINE -- SEE SHEET G-102

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Sherry Fite

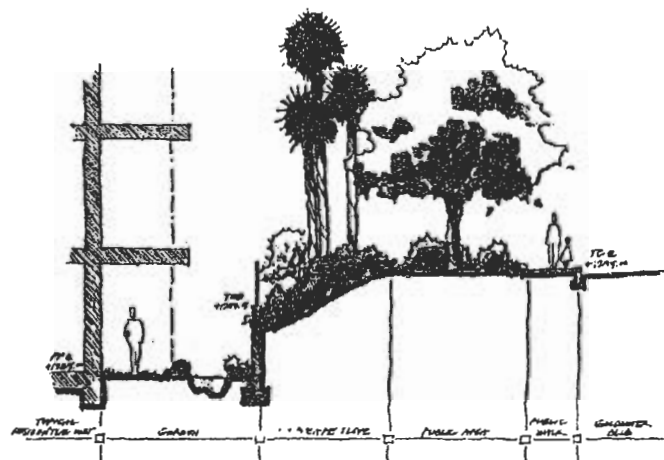
PLANTING
PLANT

Date	08/11/00	Time	17:00
Classified by	EDSA	Declassify by	EDSA
Approved by	EDSA	Signature	EDSA

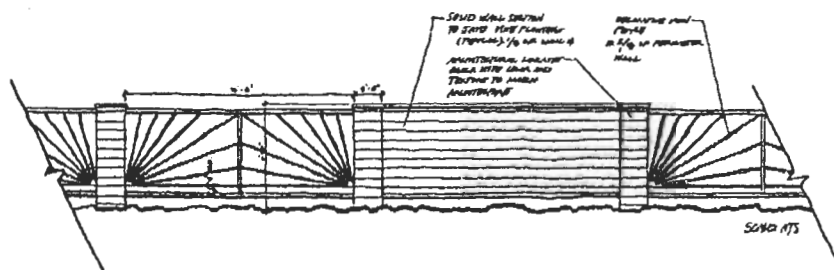


L202

ATTACHMENT #5



SECTION AT VILLA AND GOLDWATER BLVD.



TYPICAL PERIMETER WALL ELEVATION

EDSA

Edward D. Shaw and Associates
Landscape Architects
3015 Broadway, Suite 200
Scottsdale, Arizona 85253



5000 PORTALES
PLACE
SCOTTSDALE, ARIZONA

Rev	Date	Description	By
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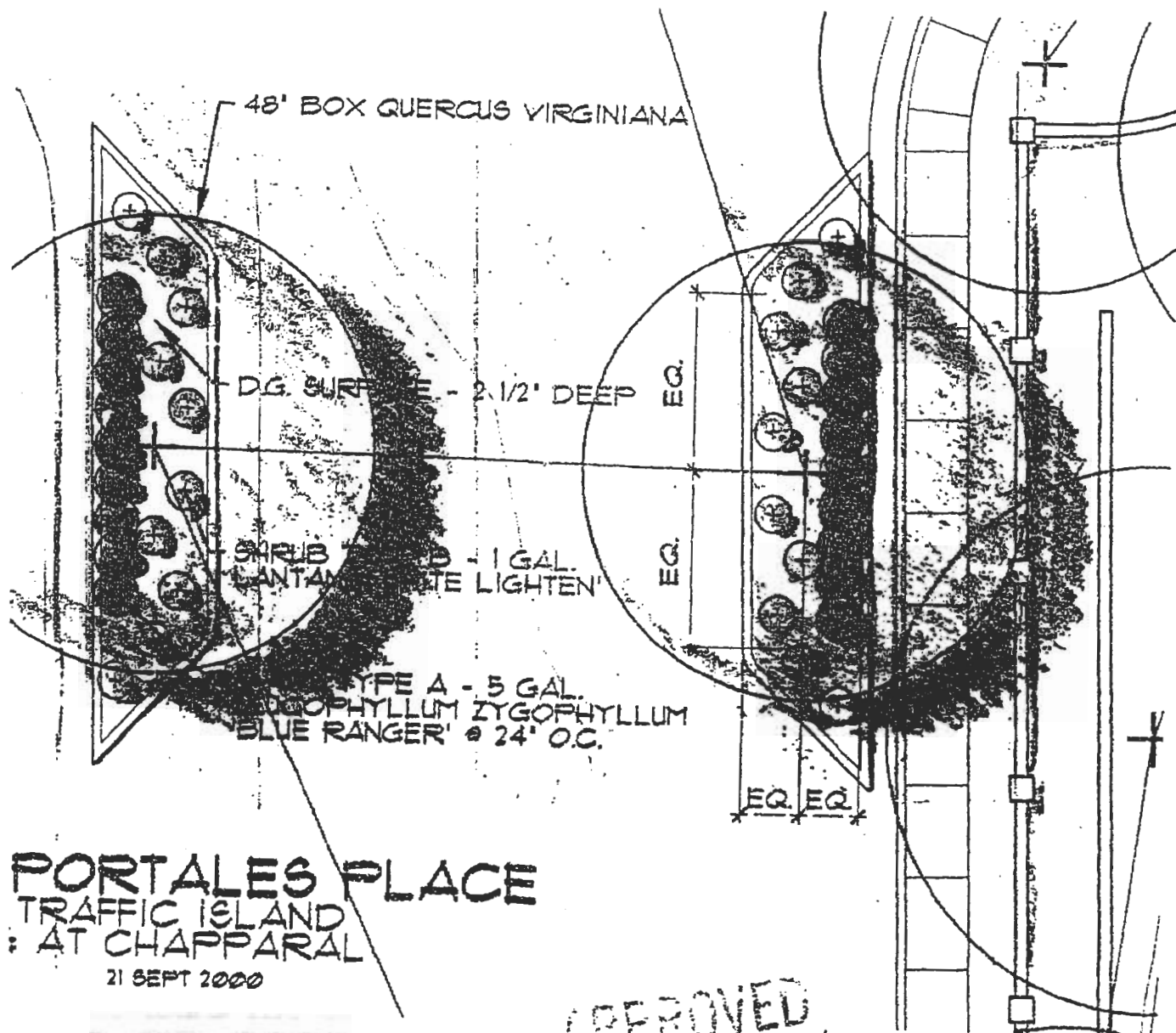
Section Title
**SECTION/
ELEVATION**
OF WALL

Drawn By: EDSA
Checked By: EDSA
Approved By: EDSA
Project No: 28-SD-2000#2

North
Sheet Number
L3.01

APPROVED

28-SD-2000#2

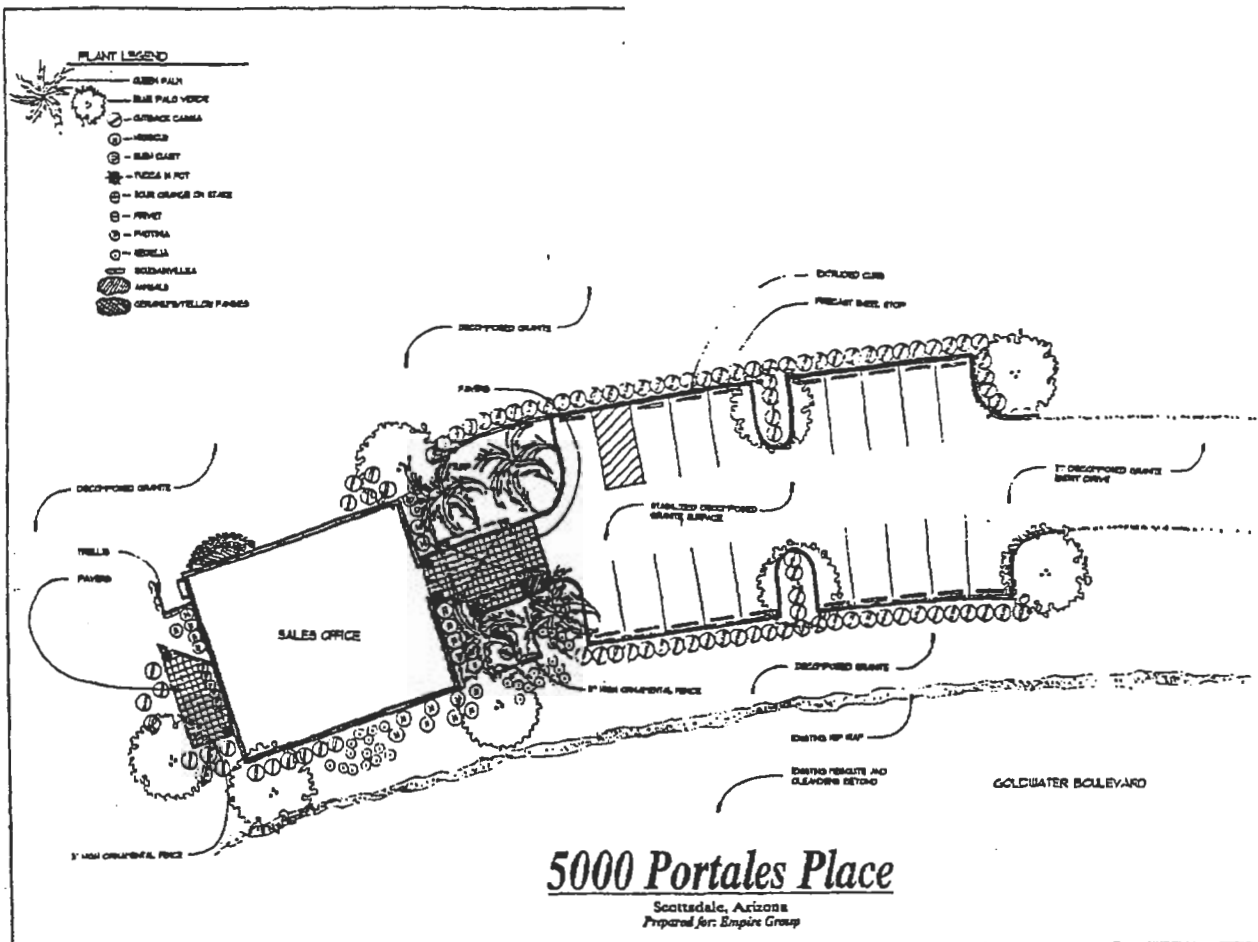


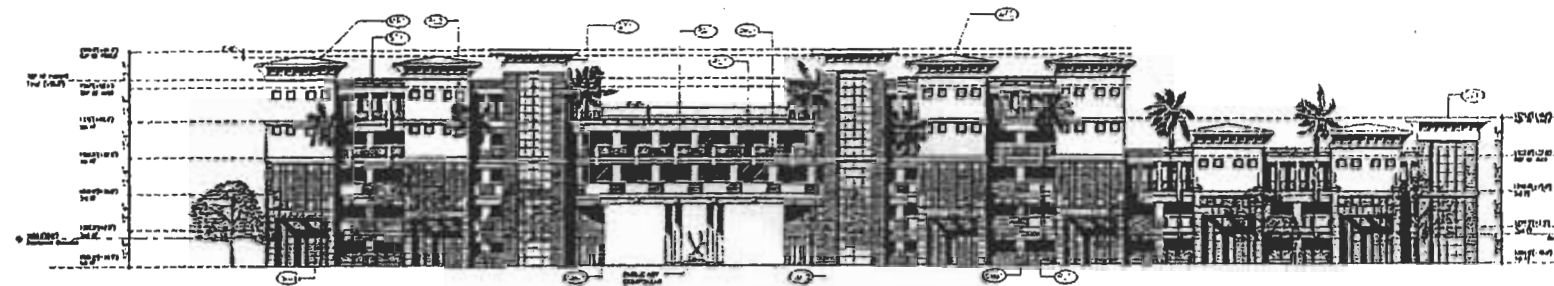
PORTALES PLACE
TRAFFIC ISLAND
AT CHAPPARAL

21 SEPT 2000

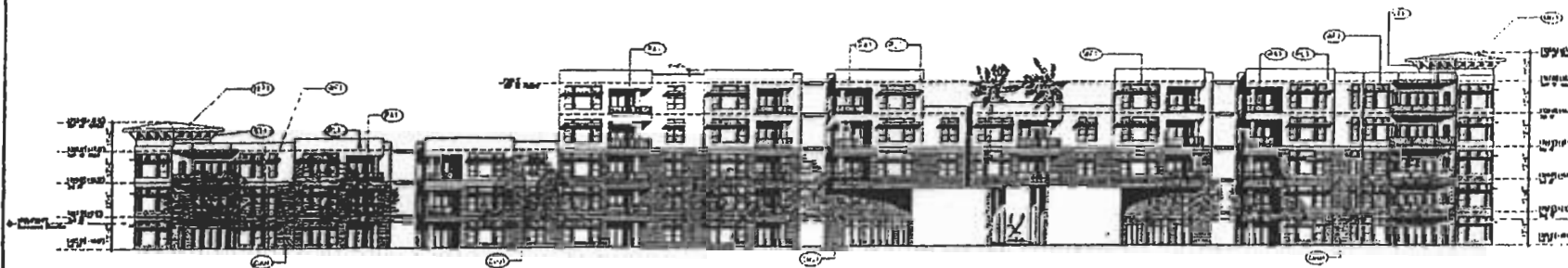
28-DR-2000#2

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 10/20/00
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① FIRELANE ROAD ELEVATION



② CRESCENT BLDGS. - WEST SIDE

MATERIALS + COLOR KEY

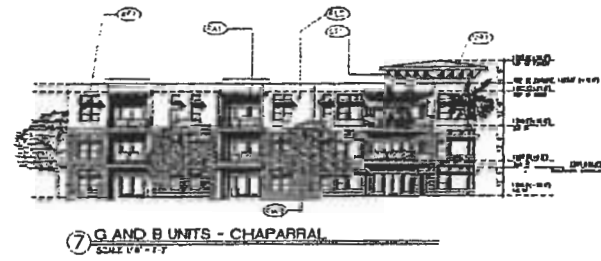
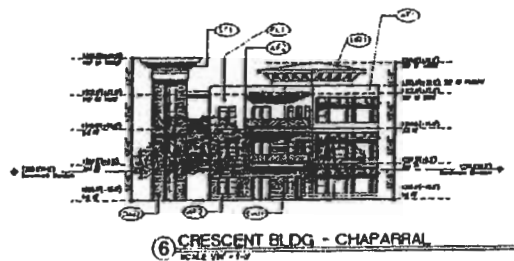
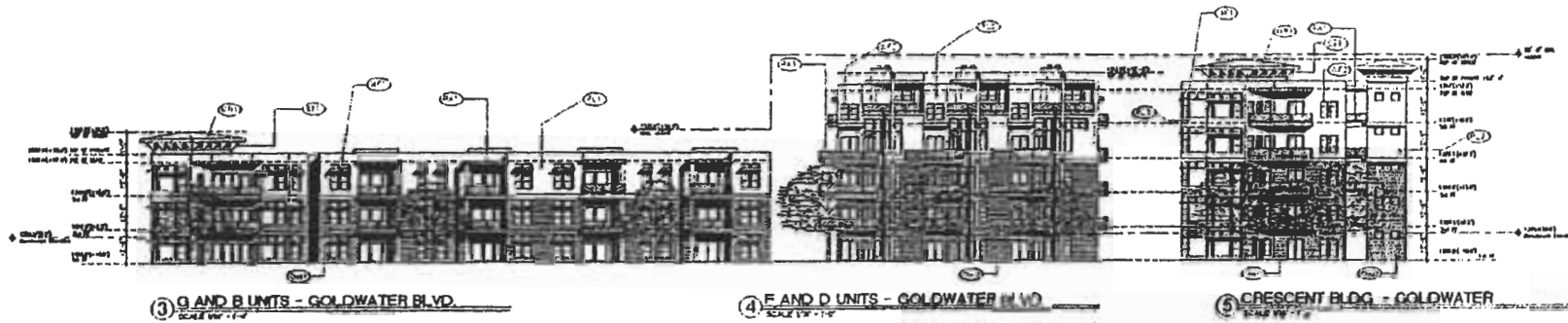
① - PORTLAND CEMENT "SAPULPA" BLOCK - 8" x 8" x 16"	⑪ - 1/2" x 1/2" x 1/2" x 1/2"
② - PORTLAND CEMENT "SAPULPA" BLOCK - 8" x 8" x 16"	⑫ - 1/2" x 1/2" x 1/2" x 1/2"
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NOTE: IN ALL THE COLOR KEY BY DESIGN,
GIVEN COLOR SAMPLES TO BE USED IN ALL PLACES

28-DR-2000#2

9/17/04

28-DR-2000



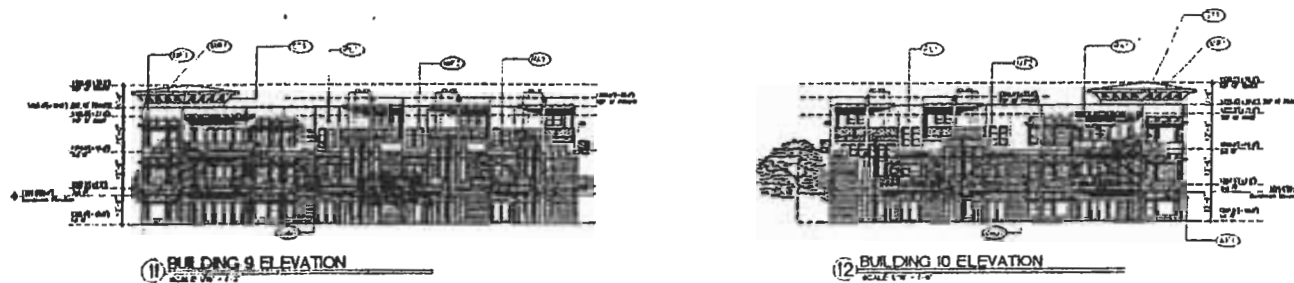
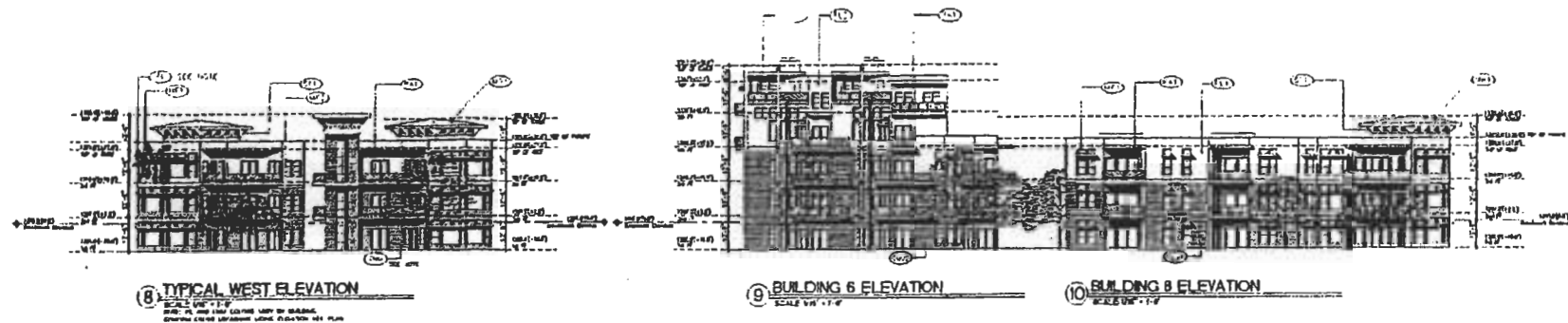
MATERIALS + COLOR KEY

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③ - WHITE GRASS TYPICAL COLOR - 027 10 027	⑫ - WHITE GRASS FINE TYPICAL COLOR - 027 10 027
④ - CONCRETE MASONRY UNIT TYPICAL COLOR - 1000 000 011 0	⑬ - WHITE GRASS FINE TYPICAL COLOR - 027 10 027
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⑥ - WHITE GRASS TYPICAL COLOR - 027 10 027	⑮ - WHITE GRASS FINE TYPICAL COLOR - 027 10 027

28-DR-2000#2

9/17/04

28-DR-2000



MATERIALS + COLOR KEY

101 - POLYMER MODIFIED ASPHALT TEMPERATURE GRADE - 80°F OR 90°F	111 - GRANITE NATURAL STONE - PINK
102 - CONCRETE MODIFIED ASPHALT TEMPERATURE GRADE - 80°F OR 90°F	112 - METAL, GALVANIZED STEEL FABRICATED TO MATCH 101 - 1/2" THIN GALV.
103 - METAL, GALVANIZED STEEL FABRICATED TO MATCH 101 - 1/2" THIN GALV.	113 - METAL, GALVANIZED STEEL FABRICATED TO MATCH 101 - 1/2" THIN GALV.
104 - EXTERIOR PLASTER INTERIOR COLOR - 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	114 - METAL, GALVANIZED STEEL FABRICATED TO MATCH 101 - 1/2" THIN GALV.
105 - EXTERIOR PLASTER INTERIOR COLOR - 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	115 - METAL, GALVANIZED STEEL FABRICATED TO MATCH 101 - 1/2" THIN GALV.
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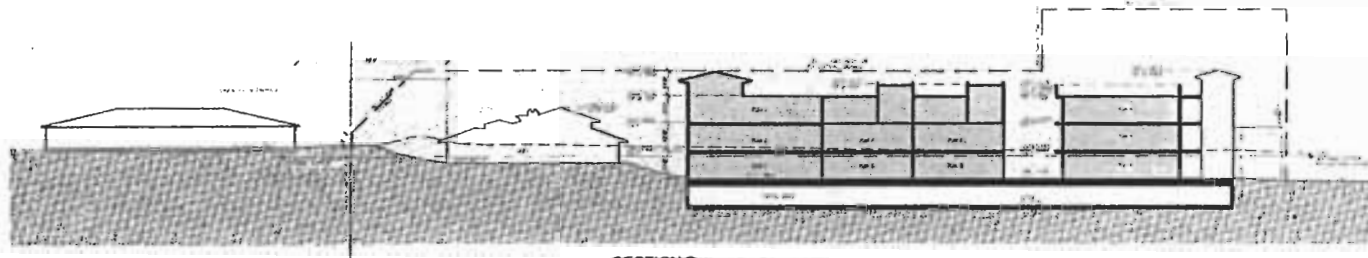
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CONCRETE COLOR UNLESS NOTED OTHERWISE SEE PLAN

28-DR-2000#2

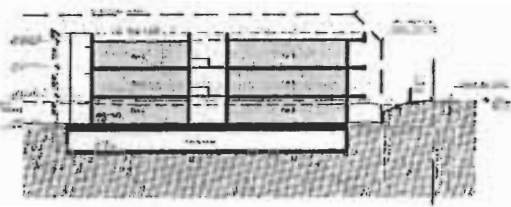
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28-DR-2000

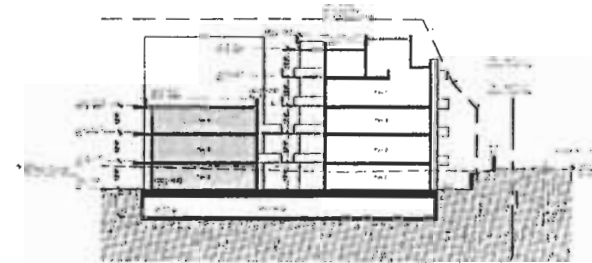
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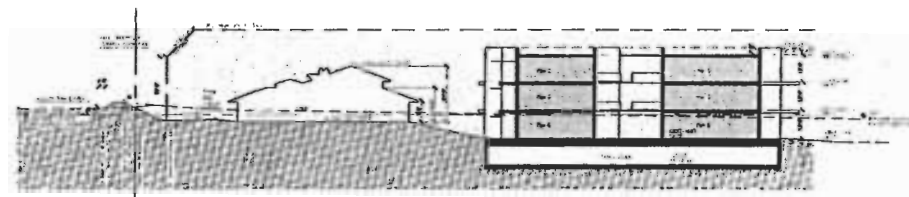
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SCALE 1" = 20'



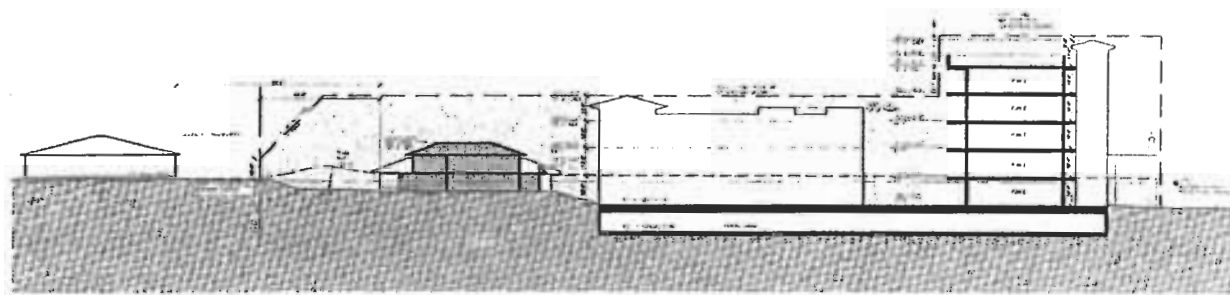
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SCALE 1" = 20'



⑥ SECTION F
SCALE 1" = 20'



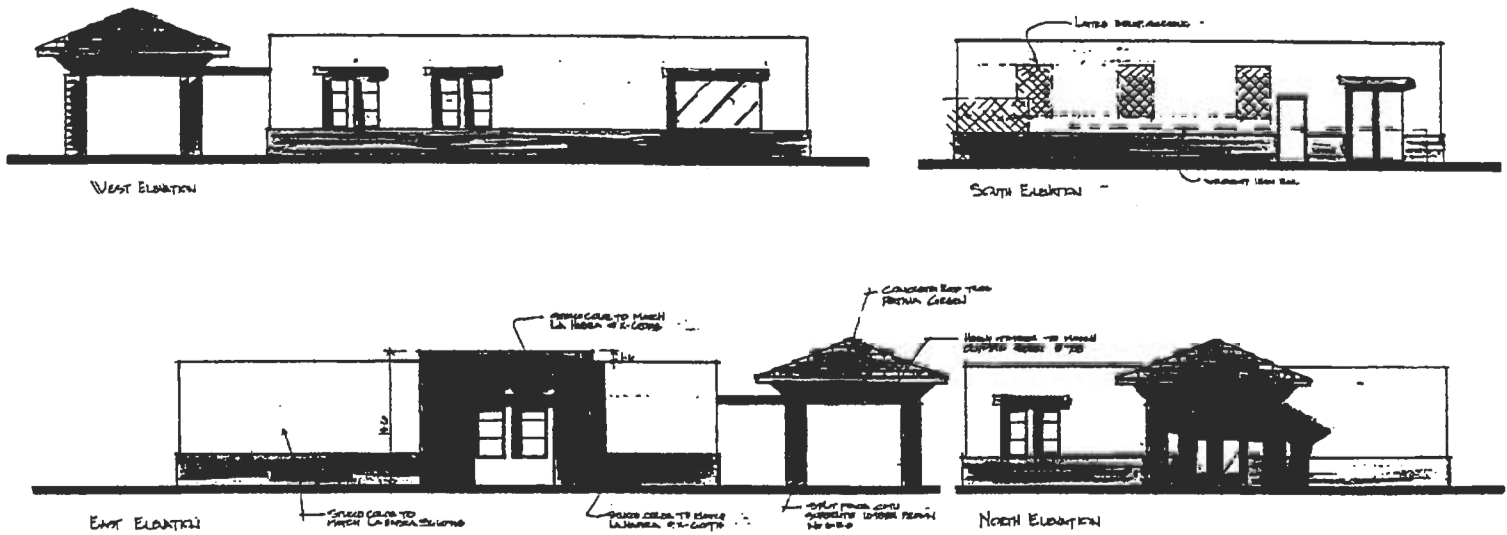
⑦ SECTION G
SCALE 1" = 20'



⑧ SECTION H
SCALE 1" = 20'

ATTACHMENT #6

28-DR-2000



5000 PORTALES PLACE
THE EMPIRE GROUP
BALER OFFICE ELEVATIONS
REYN 4/27/01 - SCALE 3/4\"

28-DR-2000#2

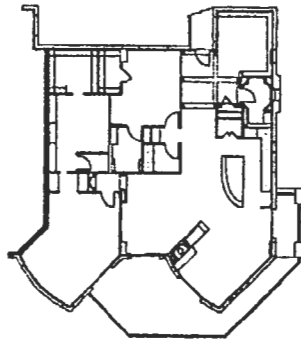


28-DR-2000#2

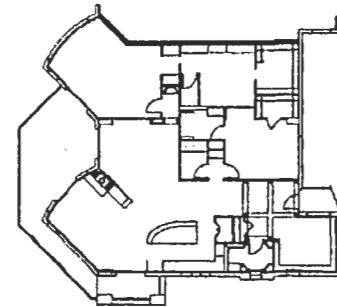
ATTACHMENT #6

28-SD-2000#2

APPROVED



UNIT E



UNIT E



UNIT E GOLDWATER ELEVATION 07-11-01



UNIT E EAST ELEVATION 07-11-01

28-SD-2000#3

5000 PORTALES PLACE
THE EMPIRE GROUP

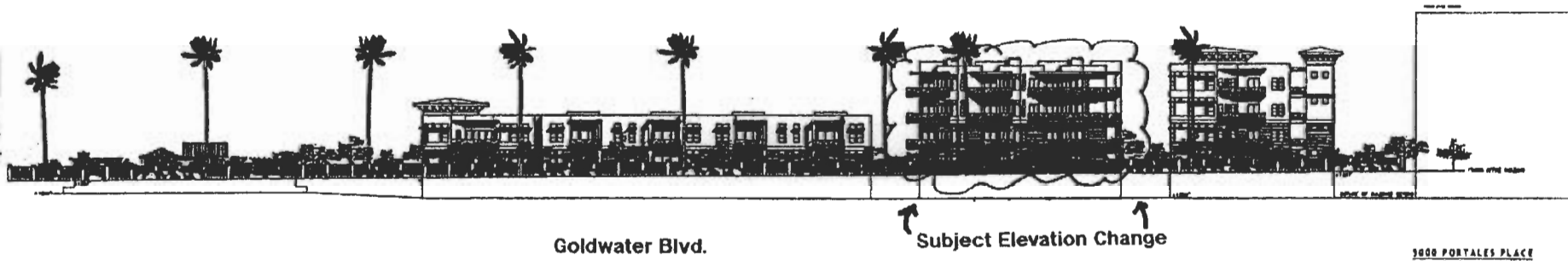


BUILDINGS 5
ELEVATION

SCALE: 1/8" = 1'-0" • 07-09-01
02/11/01

28-SD-2000#3
APPROVED
2/2/01
DATE

28-DR-2000#2



28-SD-2000#3

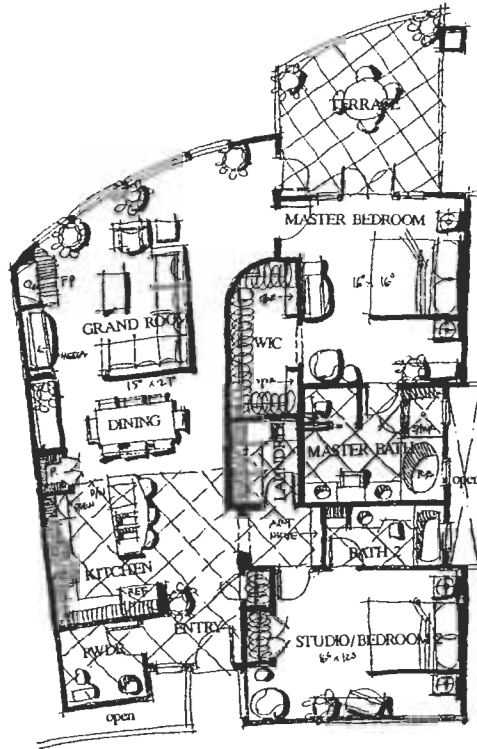
3800 PORTALES PLACE
THE ARTIST'S STUDIO
27KUS
SILVERMASTER
GRAPHIC
ELEVATION
AND SITE PLAN

ATTACHMENT #6

28-SD-2000 #3
APPROVED
12/2/01
Building elevation
changes to include
arch only

Accepted: 2013-07-18

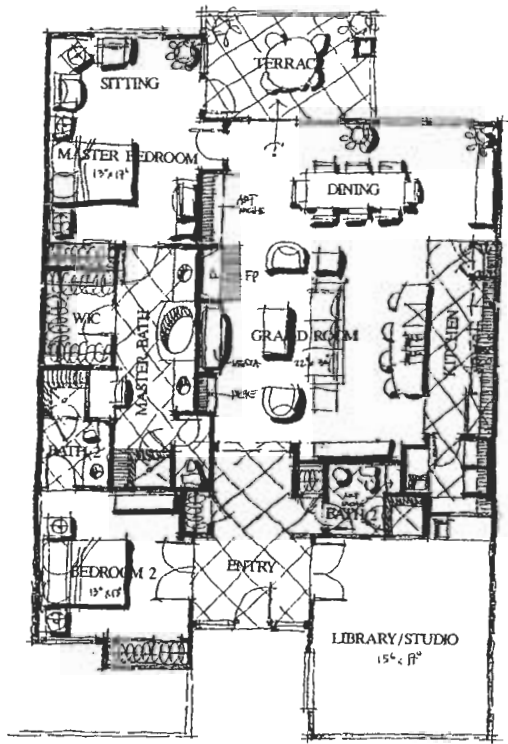
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PLAN A 1,700 S.F.

28-DR-2000

28-DR-2000#2



PLAN B ±2,000 S.F.

B³
ARCHITECTS

1000 N. ALABAMA AVE., SUITE 1000
HOUSTON, TEXAS 77002
713.747.1212

DEVELOPMENT REVIEW BOARD APPLICATION

UNIT B: FLOOR PLAN

PROPOSED PROJECT: PORTALES RESIDENTIAL

APPROVED BY: [Signature]

DATE: 11/15/2000

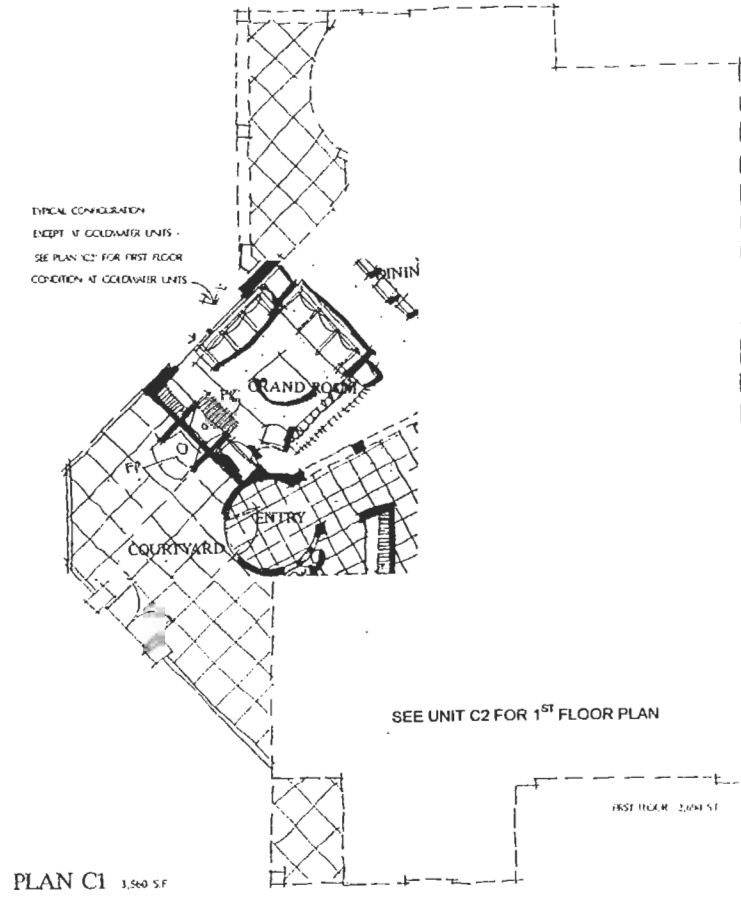
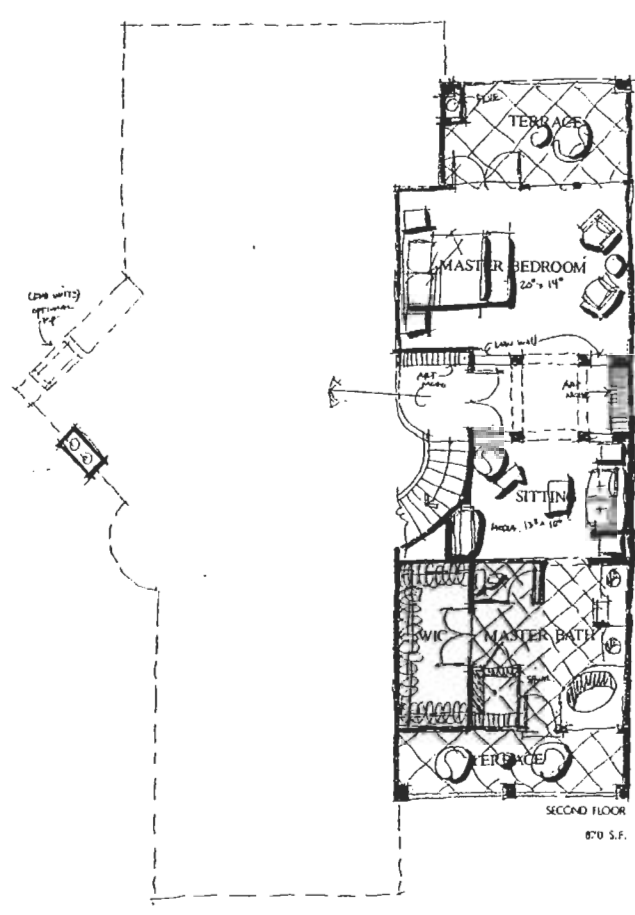
PORTALES RESIDENTIAL

1000 N. ALABAMA AVE., SUITE 1000
HOUSTON, TEXAS 77002

1000 N. ALABAMA AVE., SUITE 1000
HOUSTON, TEXAS 77002
713.747.1212

#157-PA-00

28-DR-2000#2



28-DR-2000

Hand-drawn floor plan of the second floor of a house. The plan shows a large central living area with a fireplace on the left wall and a large window on the right wall. A curved staircase leads down from the living area. To the right of the living area is a sitting room (12' x 11') with a fireplace and a window. Below the sitting room is a master bedroom (10' x 15') with a fireplace and a window. To the left of the master bedroom is a master bathroom with a bathtub and a window. A terrace is located at the bottom of the plan. The plan is labeled "SECOND FLOOR" at the bottom right.

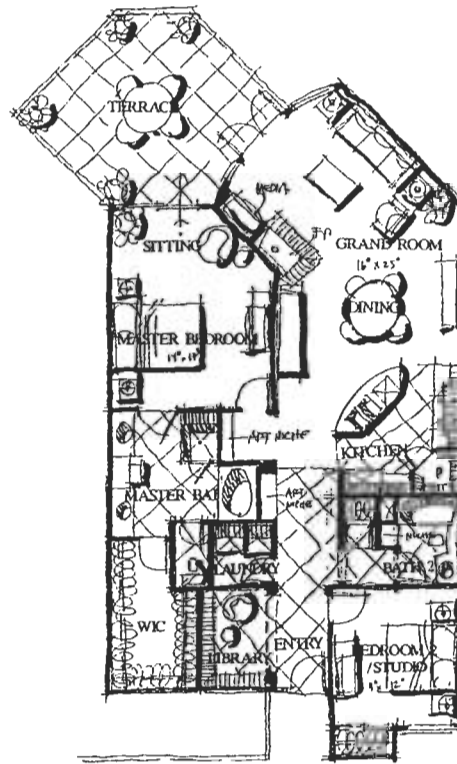
THIS CONFIGURATION AT
COLDWATER UNITS ONLY -
SEE C1 PLAN FOR ALL OTHER
FIRST FLOOR CONDITIONS

PLAN C2 ±3,400 S.F.
FIRST FLOOR

[illegible]

28-DR-2000

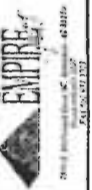
28-DR-2000#2



PLAN D. ±1,450 S.F.

B³
ARCHITECTS

214 South Park Blvd., Suite 200
San Antonio, TX 78204-1000
761-1111
761-1111



DEVELOPMENT REVIEW BOARD APPLICATION

UNIT D: FLOOR PLAN

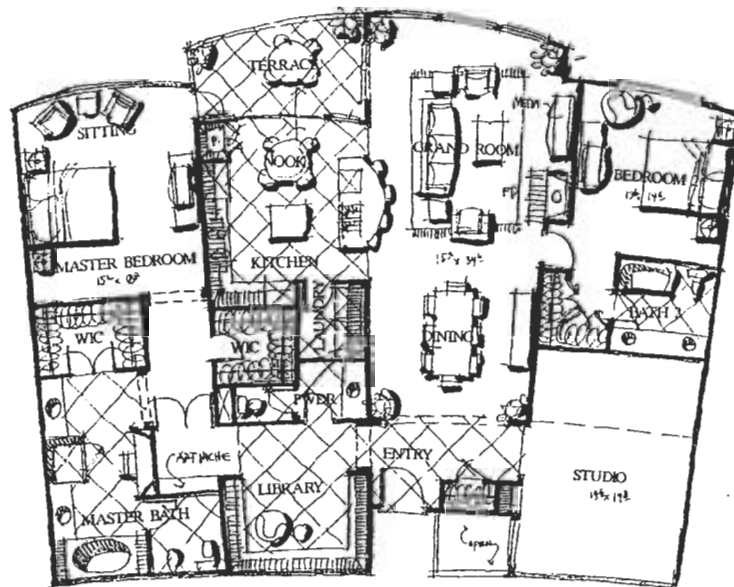
PORTALES RESIDENTIAL
S. Williams & Company Road, San Antonio, Texas

FLUORINITY 15, 2000

#157-PA-99

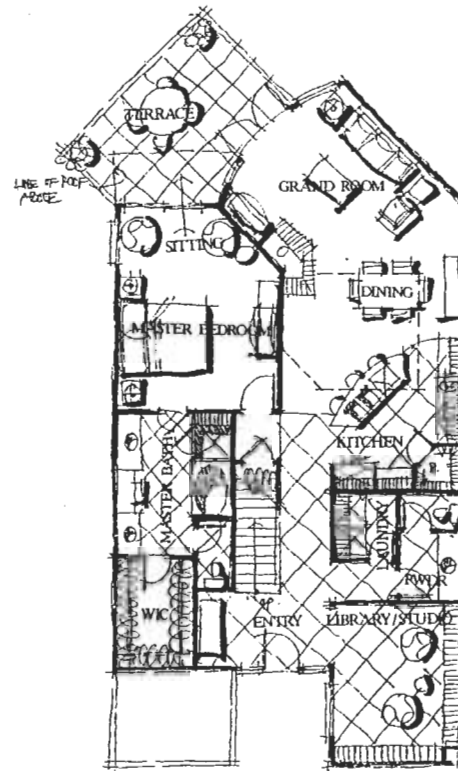
28-DR-2000

28-DR-2000#2



PLAN E ±2,470 S.F.,

28-DR-2000



B³
ARCHITECTS

EMPIRE

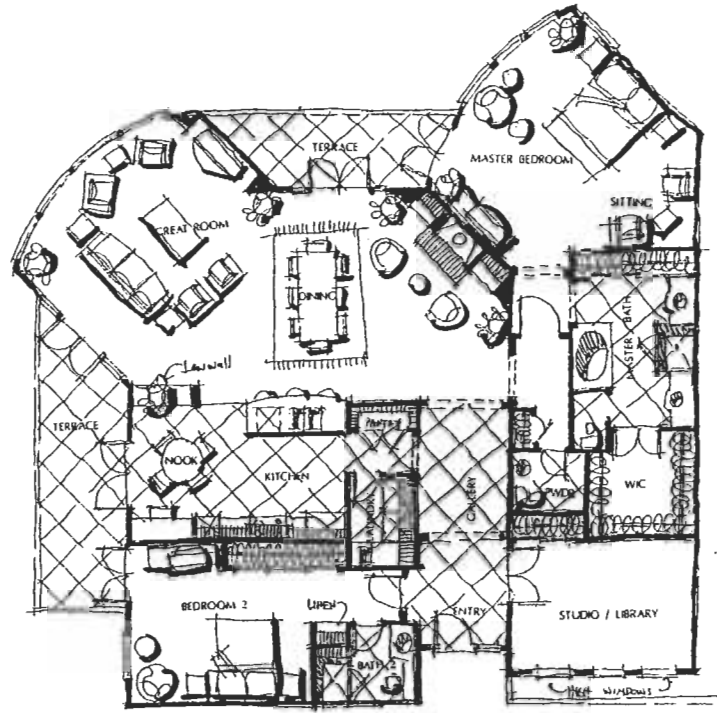
UNIT F: FLOOR PLAN

PORTALES RESIDENTIAL

15. 2000

#157-PA-99

28-DR-2000#2



PLAN C
±2,550 S.F.

B³
ARCHITECTS

STUDENT INFORMATION



EMPIRE

DEVELOPMENT REVIEW BOARD APPLICATION

UNIT G: FLOOR PLAN

PORTALES RESIDENTIAL
 5000 S. CHANDLER ROAD, SCOTTSDALE, ARIZONA
 480-343-8888

1: JULY 15, 2003

#157-PA-99

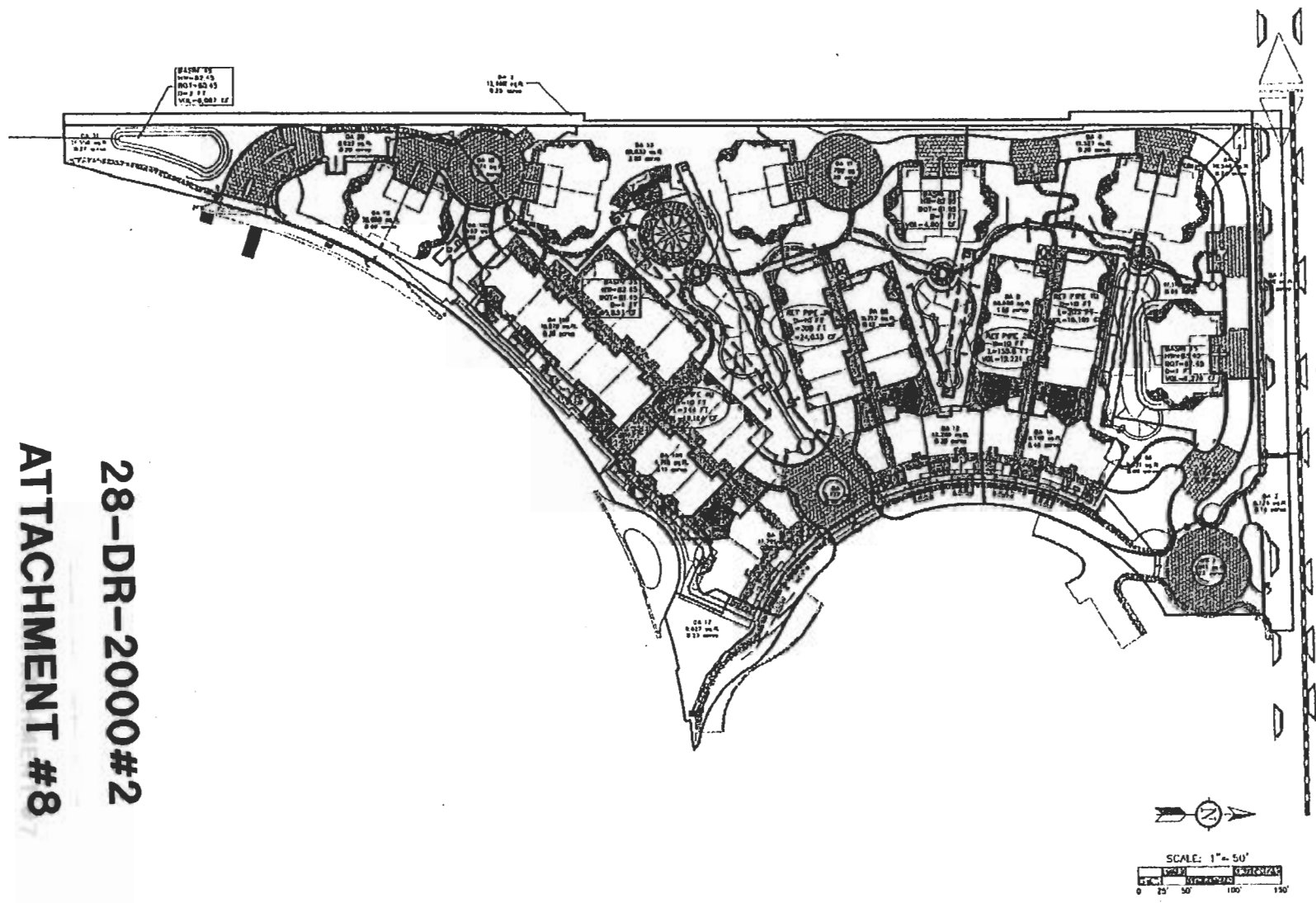
28-DR-2000

5000 PORTALES PLACE
 SCOTTSDALE, ARIZONA
 ON-SITE DRAINAGE BASIN MAP

DATE	08/15/00
PROJECT NO.	28-SD
DRAWING NO.	60
SCALE	1"=50'
CAD FILE	28-SD-0000.dwg

LEGEND

- DRAINAGE AREA NAME AND AREA
 10.00 ac.
 0.10 ac.
- DRAINAGE AREA BOUNDARY
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN
- RETENTION BASIN NAME AND DATA
 BASIN 1A
 10.00 ac.
 0.10 ac.
 0.10 ac.
 0.10 ac.
- RETENTION PIPE NAME AND DATA
 RET PIPE 1A
 10.00 ft.
 1.00 ft.
 1.00 ft.



28-DR-2000#2
 ATTACHMENT #8

28-DR-2000

DATE: 09-22-04

PORTALES RESIDENTIAL / 5000 PORTALES PLACE
SCOTTSDALE ROAD & CHAPARRAL ROAD
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
SEE THE D. R. SITE PLAN FOR FIRE LANE LOCATIONS.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS "A" FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. PROVIDE EXTERIOR 2-1/2" WET HOSE VALVES.
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS -05-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x ? (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

ATTACHMENT A

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☒ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA:**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM. ALL DRIVEWAYS & PARKING AREAS OVER THE UNDERGROUND PARKING, SHALL HAVE A MIN. LOADING DESIGN 83,000 POUNDS G.V.W. -**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case:
Case Name
Case 28-DR-2000#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS, PLANS AND RELEVANT CASES:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions and form shall be constructed to be consistent with the building elevations submitted by B3 Architects dated 9/17/2004 by City staff except as follows:
 - (1) Buildings 5, 6, 9, 10, and 11 shall match the revised elevations approved in 28-SD-2000 #2.
 - (2) Building 5 - Unit E (only) shall match the revised elevations approved in 28-SD-2000 #3.
 - b. Architectural materials, and colors shall be constructed to be consistent with the Elevation Key and Building Numbers plan submitted by B3 Architects dated 9/17/2004 by City staff.
 - c. The location and configuration of all site improvements shall be constructed to be consistent with the following:
 - (3) The site plan submitted by B3 Architects dated 9/17/2004 by City staff.
 - (4) The amended development standards as approved in 76-ZN-1985 #3.
 - d. On-site landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan approved in 28-SD-2000#2.
 - e. Traffic calming devices on Chaparral, including landscape quantity, size, and location of materials shall be installed to be consistent with the typical traffic island planting detail submitted by EDSA (dated 21 Sept 2000) as approved in 28-SD-2000#2.
 - f. Project Walls along Goldwater shall be consistent with the typical detail as approved in 28-SD-2000 #2.
 - g. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 76-ZN-1985 #3, 28-DR-2000, 28-SD-2000, 28-SD-2000#2, 28-SD-2000 (duplicate case number), and 28-SD-2000#3.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.

4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s) except as modified within 28-SD-2000 #2.

LANDSCAPE DESIGN:**DRB Stipulations**

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
11. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- A. Turf and all high-water intensive plant material not listed on the Arizona Department of Water Resources plant list shall comply with the water conservation requirements of the City code.
- B. Water features and fountains shall comply with the water conservation requirements of the City code.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

12. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. All light sources shall not to exceed 2700 degrees Kelvin, except adjacent to Goldwater Boulevard where the source may not exceed 3200 degrees Kelvin.
15. Pole mounted lighting shall be prohibited.
16. For all building mounted lighting intended for site illumination, the maximum height from finished graded to the bottom of the exterior luminaire shall not exceed 16 feet.
17. All exterior light fixtures shall be a flat black or dark bronze.
18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles except for parking areas adjacent to Goldwater Boulevard where the level shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles except for parking areas adjacent to Goldwater Boulevard where the level shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles, except for areas adjacent to Goldwater Boulevard where the level shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

- 20. No exterior vending or display shall be allowed.
- 21. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

Ordinance

- C. Developer shall demonstrate compliance with the Downtown District Schedule B site development standards requirement for private outdoor living space.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 23. Demonstrate consistency with the approved master drainage plan and report entitled Scottsdale Portales Master Drainage Report, prepared by DMJM Arizona, Inc., dated April 13, 1999, accepted by city staff April 26, 1999, and the preliminary drainage report and plan entitled 5000 Portales Place, prepared by DEI Professional Service, L.L.C., dated June 29, 2000, accepted by city staff on June 30, 2000.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

- 24. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
- 25. FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan, subject to city staff approval. In addition, the final drainage report and plan shall:

- a. Demonstrate consistency with the approved master drainage plan and report entitled Scottsdale Portales Master Drainage Report, prepared by DMJM Arizona, Inc., dated April 13, 1999, accepted by city staff April 26, 1999, and the preliminary drainage report and plan entitled 5000 Portales Place, prepared by DEI Professional Service, L.L.C., dated June 29, 2000, accepted by city staff on June 30, 2000.
 - (1) Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject city staff approval.
 - (2) Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Include calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s). Show maximum water surface elevations of lake(s) without storm water storage and maximum water surface elevation of lake(s) with storm water storage.
 - c. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site.
 - d. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - e. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Include bleed-off calculations that demonstrate the discharge rate and time to drain. (Lakes shall have free board as designated in the accepted master drainage report.)
 - f. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - g. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - h. Clearly reference portions of the master drainage report or include in the final drainage report appendices any calculations and/or analysis to support design concepts.
26. IMPROVEMENT PLANS. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage report and plan.
27. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event.
28. BASIN CONFIGURATION. Basin side slopes for detention basins shall not exceed 4:1, and the basin depth shall not exceed 3 feet.
29. STORM WATER STORAGE ON PAVED SURFACES. Up to 50% percent of required storm water storage may be provided in parking areas when the following conditions are met:
- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
30. BASIN OUT-FALL AND DRAIN TIME. Storage basins must drain completely within 36-hours.

31. **BASIN CERTIFICATION.** Before the City will issue Letters of Acceptance for maintenance of any public utilities, storm water storage basins (including lakes) constructed for this site shall be verified by as-built survey. The volume of storm water storage provided shall be certified:
- As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance. In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
32. **UTILITY CONFLICT COORDINATION.** The final improvement plans shall contain a completed No Conflict Title Block on the cover sheet and be accompanied by a completed and signed No Conflict form from every affected utility company, excluding city of Scottsdale water and sewer. Final improvement plans will not be accepted by the city without this documentation.
33. **GRADING AND DRAINAGE PLAN.** A site-specific grading and drainage plan shall be submitted to the Project Quality/Compliance Division. The grading and drainage plan shall include, but not be limited to the following:
- Benchmark datum shall be based on North American Datum of 1988.
 - Show all easements and tracts.
 - Contours or sufficient spot elevations shall be shown for all abutting properties and or rights of way, and shall clearly demonstrate elevations of natural ground and or proposed structures and finished grades, existing and proposed walls or retaining walls, and shall be sufficient to reflect the impact of development on the abutting properties and improvements.
 - Show all drainage facilities including, but not limited to point(s) of roof out-fall, ditches, storm drain pipe, weirs, rip rap, and lakes and storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - Show $Q_{(100)}$ at culvert inlets, where drainage paths converge, and at storm water entrance/exit point of the parcel boundaries.
 - Show extents of areas inundated due to a 100-year storm event.
 - Show top of curb elevations at grade breaks and at intersection corners.

OFF-SITE RUNOFF:

34. **CONVEYANCE OF PEAK DISCHARGE.** All developments shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

FLOODPLAIN:

35. **FLOOD INSURANCE RATE MAP.** The final drainage report shall include an exhibit that indicates where the site lies within the FEMA designated areas and shall define all pertinent FEMA designations.

DRAINAGE STRUCTURES/CHANNELS:

36. **RETAINING WALLS.** The final improvement plan shall clearly show all retaining wall details. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils.

37. WATER PROOFING. Show and define all waterproofing required to protect footers, foundations and walls below grade near and/or abutting the proposed lakes. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils.
38. EROSION CONTROL. The final drainage report shall include calculations for rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, Section 6.5.3.

DRAINAGE EASEMENTS:

39. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all water courses having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation. All drainage and flood control easements, including easements for storm water storage, shall be dedicated with maintenance responsibility specified to be that of the property owner.

GRADING & DRAINAGE REQUIREMENTS:

40. EPA. Before the approval of final plans by the Project Quality/Compliance Division, a copy of the NOI must accompany final plan submittal. The EPA requires that all construction activities that disturb five or more acres obtain coverage under the NPDES General Permit for Construction Activities. Completion of a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP) are required by EPA. Contact Region 9 of the U.S. Environmental Protection Agency at (415) 744-1500, Arizona Department of Environmental Quality at (602) 207-4574, or web site <http://www.epa.gov/region9>. NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100.
41. SECTION 404 PERMITS. Before the City issues development permits for a project, the developer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
42. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602- 507-6727) for fees and application information.

Ordinance

43. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
 - (6) Drywells are not permitted.

- (7) Shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

44. Street Crossings:

- (A) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

45. UNDERGROUND STORM WATER STORAGE. This site is approved to install an underground storage tank to temporarily store and discharge stormwater runoff for this site only. Improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) ACCESS. The underground storage tank shall provide a four-foot minimum diameter manhole for access.
- (2) RESPONSIBILITY OF MAINTENANCE. Before the approval of improvement plans by city staff, the developer shall provide the Project Quality/Compliance Division with written documentation that states the following:
 - The developer and/or his assigns agree to maintain the underground storm water storage tank in perpetuity.
 - The developer and/or his assigns, the developer's engineer and contractor assume all liability for the design, construction and maintenance of the underground storm water storage tank and hold harmless the City from any such liability.
- (3) LIMITS OF INUNDATION. The final drainage report shall verify limits of inundation in the event the underground storm water storage tank is in partial and full conditions (not fully drained) when the 100-year, 2-hour storm event occurs. (See item 2 above.)
- (4) BASIN CERTIFICATION. Stormwater storage basins/tank constructed for this site shall be verified by as-built survey. The volume of storm water storage provided shall be certified:
 - As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance.
 - In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- (5) REFERENCE PERTINENT CODE. The final drainage report shall:

Provide a copy of the Scottsdale Revised Code Section 37-45 in the appendix.

Reference the Scottsdale Revised Code Section 37-45 and emphasize the importance of maintenance for the purposes of public health and safety. (See item 2 above.)
- (6) SIGNAGE. The improvement plans shall provide for signage at each end of the underground storage tanks. The sign shall read, " Notice Underground Storm water Storage Tank" The size, color and exact locations to be determined by city staff.
- (7) TANK DRAINAGE. A bleed-off line from the underground storage tank to a proposed underground bleed off pipe discharging to the property line shall be provided. Storm water storage tanks should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
- (8) MAINTENANCE. Underground storage tank is to be cleaned and drained after every rain event.

- (9) INSPECTION. Inspection of the underground storage system are required at least once a month and within 36 hours after a major storm. Inspections must be performed by an individual familiar with the onsite equipment such as a plumber.
- (10) TANK SPECIFICATIONS. The storage tank shall be water tight with an oil and grease separator. See ASTM specifications for watertight testing.
- (11) O & M SCHEDULE. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit an Operations and Maintenance (O & M) Manual. The O & M shall:
- Identify the owner of the storage tank and the name of the firm or associations maintaining the storage tank. The contact information for the owner the maintenance associations shall list names, addresses, phone numbers and emergency phone numbers.
 - Include provisions for emergency operations due to power failure, pump failure, clogged outlet structures.
 - Include a maintenance log including a maintenance schedule for pump, tank/vault, inlet/outlet structures.
 - Upon request, copy of the maintenance log and a certified Letter of Inspection shall be delivered to the City of Scottsdale.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Chaparral Road	Major Collector	Existing	Existing		5' min. sidewalk

Other dedications:

46. Right-of way: Right-of-way shall be dedicated as necessary to contain the traffic circle on Chaparral Road at 70th Place.
47. Easements: Public access easements shall be dedicated as necessary to contain any sidewalk along Chaparral Road and Goldwater Boulevard that extends outside of the public right-of-way.

DRB Stipulations

48. Security gates shall be located a minimum distance of 75 feet from the adjacent street curb line, as shown on the site plan. An automobile turn-around shall be provided between the gate and the street: minimum width of 50 feet.
49. One-way ingress and egress lanes shall be a minimum clear width of 16 feet.
50. Pedestrian access shall be provided around all gated vehicular entrances.
51. The developer shall construct a right-turn deceleration lane on Goldwater Boulevard at the site entrance in conformance with city standards.
52. The site driveway on Goldwater Boulevard shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257. The driveway shall be modified to accommodate the raised median.
53. Access to Chaparral shall be located at the existing traffic circle at 70th Place. The egress from the site driveway shall be designed to encourage travel to the east as shown on the submitted site plan.
54. Access from the adjacent office development to Chaparral shall be restricted by use of gates.

INTERNAL CIRCULATION:

55. The access driveways for the Casitas units shall be a minimum width of 24 feet excluding curb and gutter. The cul-de-sacs on these roads shall be designed to accommodate emergency vehicles with a minimum outside turning radius of 40 feet and inside radius of 15 feet.
56. The minimum parking and access aisle width in the parking structures shall be a minimum width of 24 feet.
57. A minimum 24-foot wide emergency and service vehicle access easement shall be dedicated over the Casita access driveways.
58. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

OTHER:

59. The developer shall be responsible for constructing traffic calming devices on Chaparral Road per the previously approved improvement plan. At the direction of City Transportation Department staff, an in-lieu payment for the cost of this construction shall be paid to the City rather than constructing the improvements. The payment shall be made at the time of building permit issuance for the first shell permit of the first building or for the first structural permit for the first structure above grade, whichever comes first.
60. Prior to any final plan submittal, the developer shall submit a Pedestrian Circulation Plan to Community Development staff for review and approval.
61. Pedestrian paths shall be provided to connect each site building to the common recreation area.

STRIPING AND SIGNAGE PLAN:

62. A detailed striping and signage plan is required to be submitted with final plans for Chaparral Road; it shall include the following:
 - a) All existing improvements and striping within 300 feet of limits of construction.
 - b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
63. All on-site parking lot striping shall be shown with the paving plans.

SIGHT DISTANCE:

64. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
65. Sight distance easements shall be dedicated oversight distance triangles.
66. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures.

Ordinance

67. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

EASEMENTS AND DEDICATIONS**DRB STIPULATIONS**

68. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Chaparral Road and Goldwater Blvd. except at the approved driveway location.

69. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

A. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all FEMA regulatory floodways to the extent of the 100-year base flood elevation and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

B. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations****REFUSE COLLECTION:**

70. Prior to any final plan approval, the developer shall submit a refuse collection plan that identifies the location and type of containers for review and approval by city staff.

71. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

72. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.

- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

C. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

D. Underground vault-type containers are not allowed.

E. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

F. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

73. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

74. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

G. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

75. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

76. On-site sanitary sewer shall be privately owned and maintained.

77. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

H. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

78. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- I. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]